

Site



San Luis Obispo, Department of Planning and Building and the County Assessor | San Luis O...

PROJECT

Minor Use Permit / Coastal Development Permit
STEINMANN / DRC2014-00039



EXHIBIT

Vicinity Map



San Luis Obispo Department of Planning and Building and the County Assessor - San Luis Obispo, CA

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EXHIBIT

Land Use Category Map



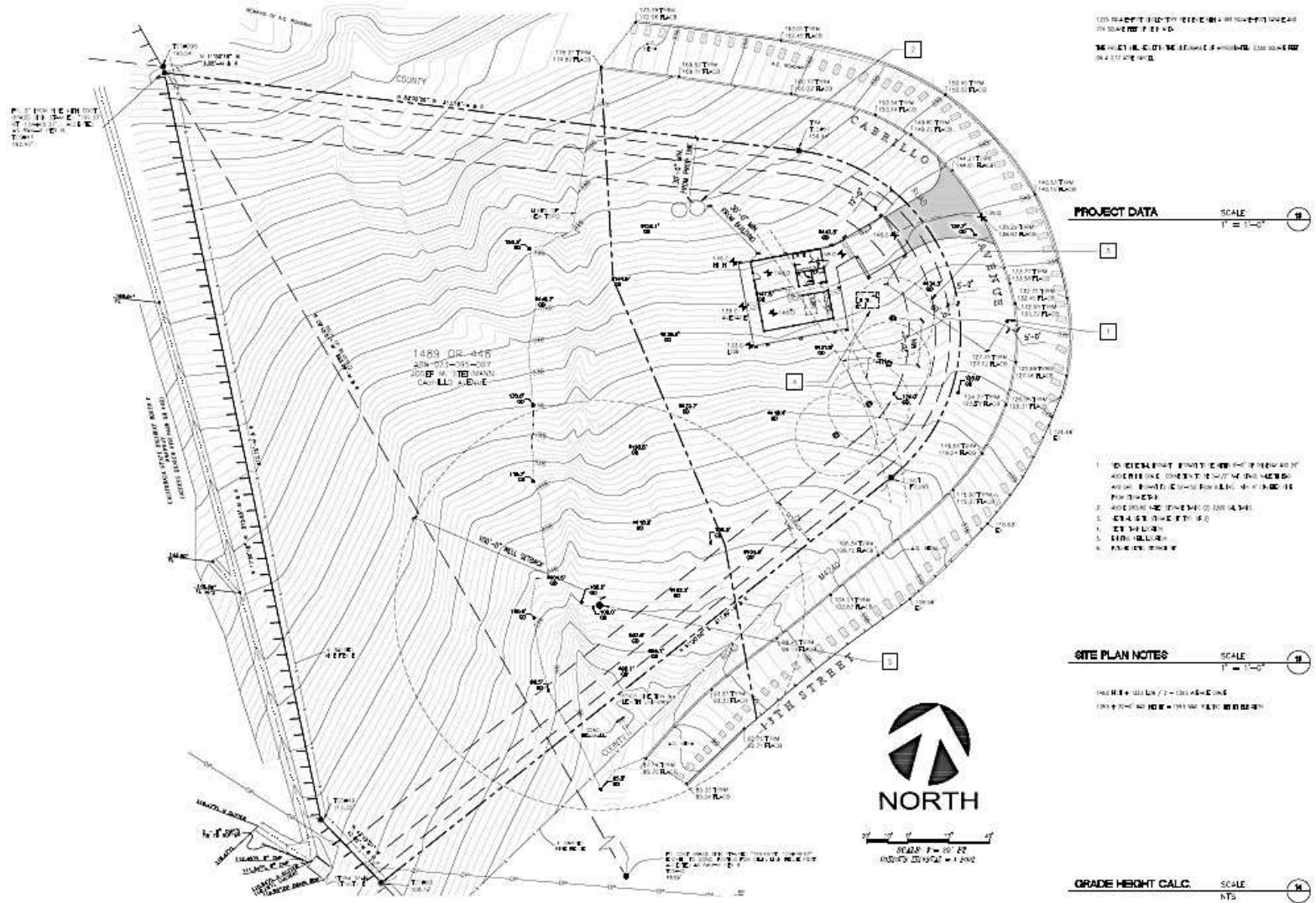
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EXHIBIT

Aerial Photograph

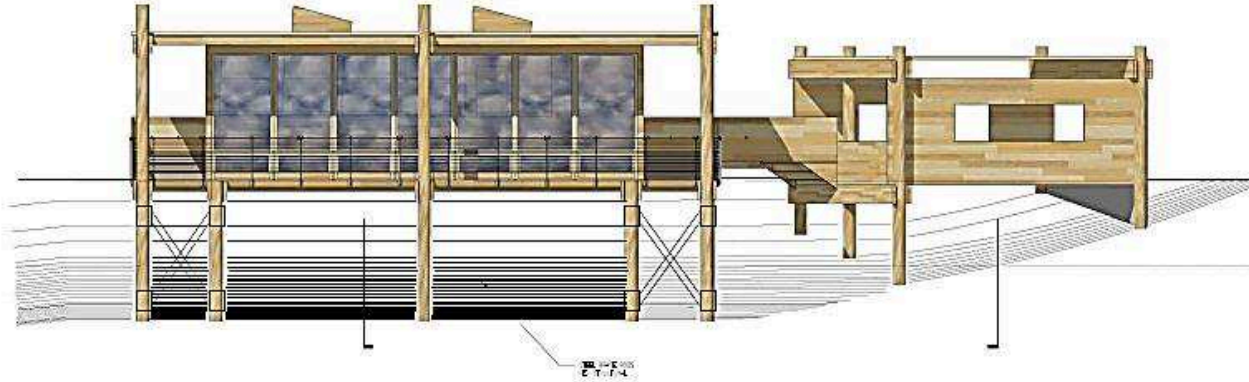


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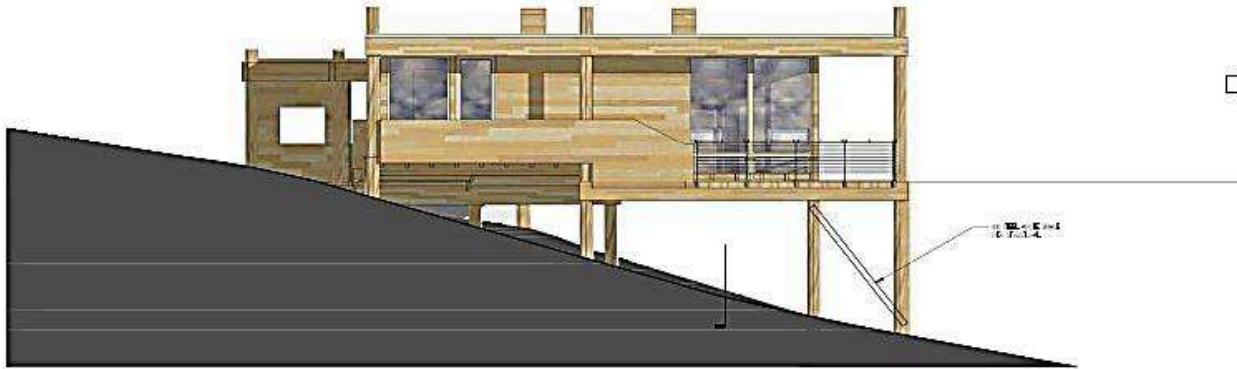
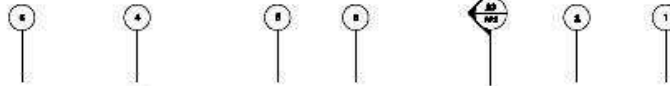
EXHIBIT
Overall Site Plan





SOUTH ELEVATION

SCALE
1/4" = 1'-0"



WEST ELEVATION

SCALE
1/4" = 1'-0"

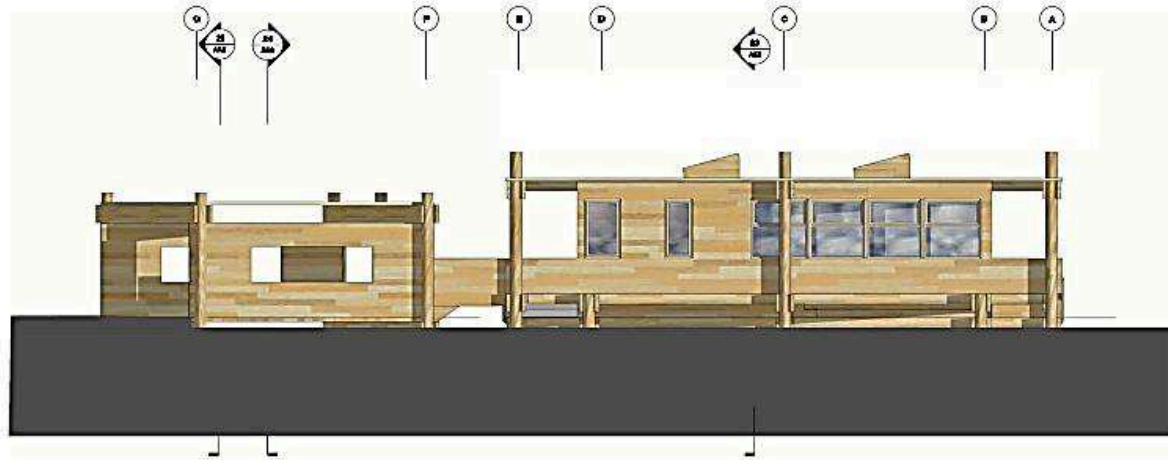
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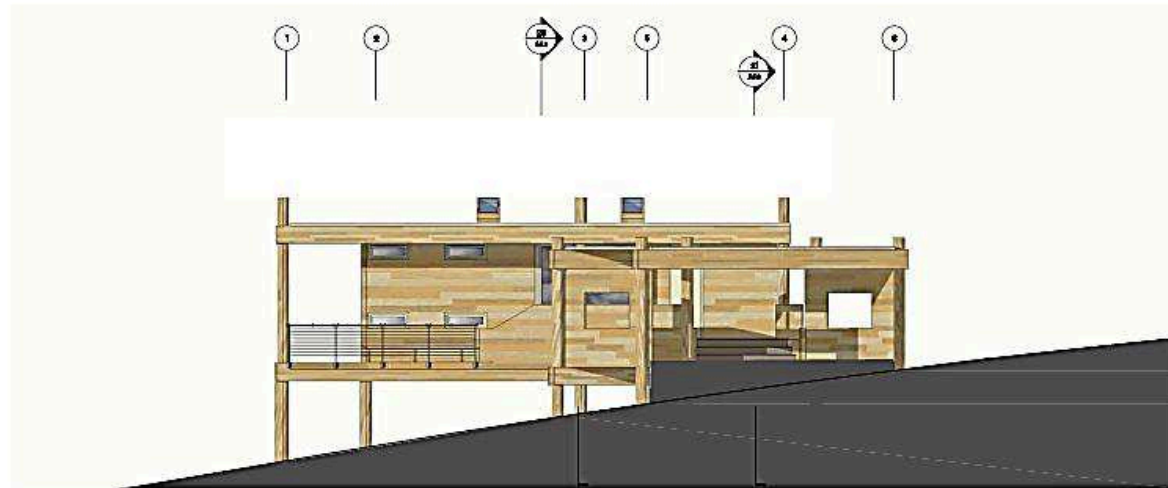
EXHIBIT

South & West Elevations



NORTH ELEVATION

SCALE
1/4" = 1'-0"



EAST ELEVATION

SCALE
1/4" = 1'-0"

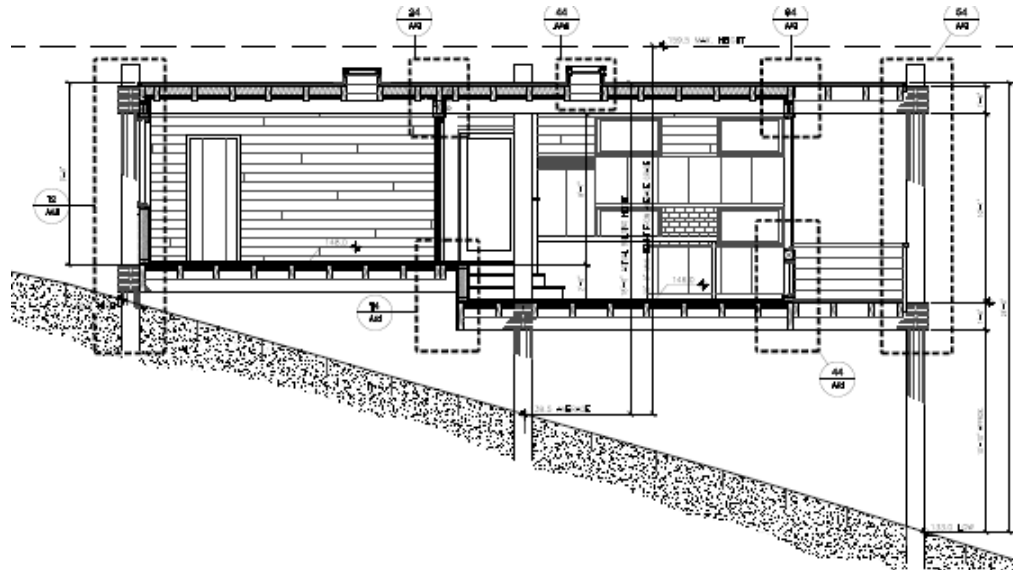
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North and East Elevations



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EXHIBIT

Section

Image Source: Google Earth Pro



This Visual Simulation Package supersedes a previous set of simulations. This new Visual Sim. accurately surveyed staked building corners, set vertical reference pylons, uses the appropriate 60-70 mm camera zoom to simulate the eye, and depicts screen plants at stages of growth 5 yr, 10yr and Maturity. The "KVA" designations on these exhibits refer to the original Visual Simulation "key viewing areas" for reference.

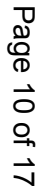
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EXHIBIT

Visual Simulation – Key Plan



STORYPOLE EXHIBIT



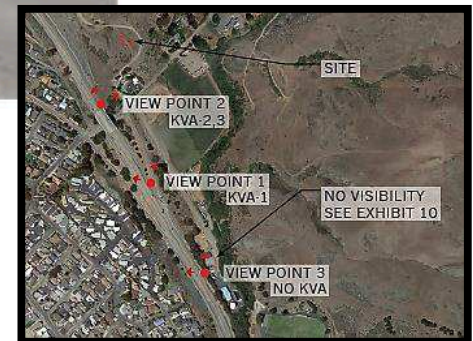
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Visual Simulation – Story Poles Used



*Visual simulation: Proposed residence with 5-year growth screen planting
(Firma Landscape Architects, March 2016)*



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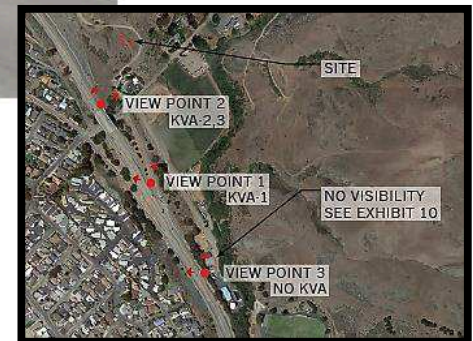


EXHIBIT

Visual Simulation – View Point 1



*Visual simulation: Proposed residence with 10-year growth screen planting
(Firma Landscape Architects, March 2016)*



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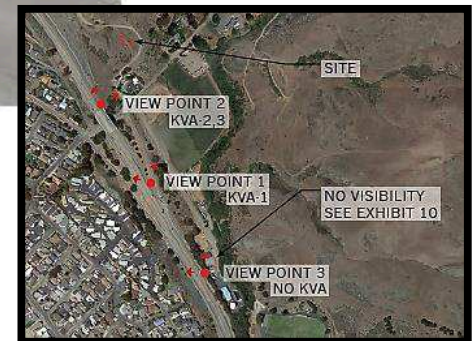


EXHIBIT

Visual Simulation – View Point 1



Visual simulation: Proposed residence with matured growth screen planting
(Firma Landscape Architects, March 2016)



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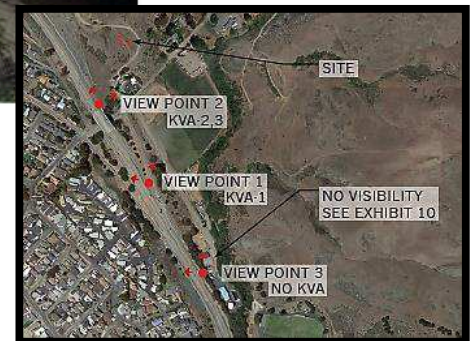


EXHIBIT

Visual Simulation – View Point 1



*Visual simulation: Proposed residence with 5-year growth screen planting
(Firma Landscape Architects, March 2016)*



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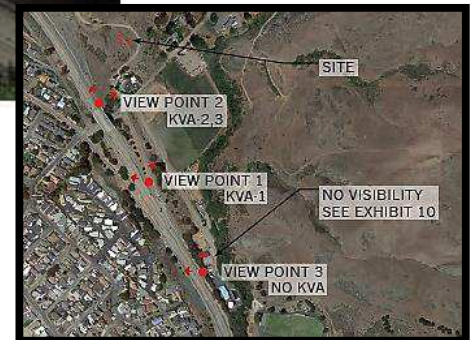


EXHIBIT

Visual Simulation – View Point 2



*Visual simulation: Proposed residence with 10-year growth screen planting
(Firma Landscape Architects, March 2016)*



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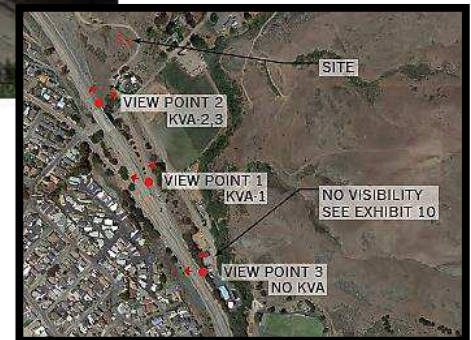


EXHIBIT

Visual Simulation – View Point 2



Visual simulation: Proposed residence with matured growth screen planting
(Firma Landscape Architects, March 2016)



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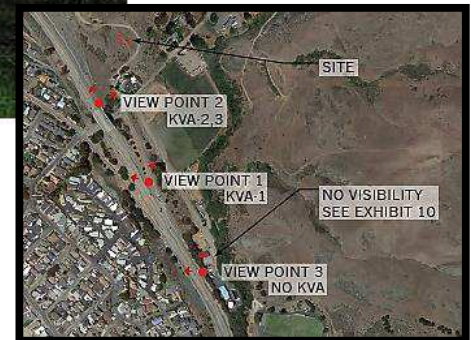


EXHIBIT

Visual Simulation – View Point 2



Residence not visible due to existing vegetation.
(Firma Landscape Architects, March 2016)



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EXHIBIT

Visual Simulation – View Point 3